

Simple Approach



Estate Agents



**Flat 2 The Square, Perth
PH1 3PE**

Offers over £72,950

Simple Approach are delighted to welcome this well presented ground floor flat at Flat 2, The Square, Methven, Perth to the residential sales market. Set within the heart of this highly sought-after village, this charming property offers spacious and comfortable accommodation throughout, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The accommodation comprises a bright and welcoming lounge, providing the perfect space to relax or entertain, a good-sized kitchen offering ample worktop and storage space, a generous double bedroom with plenty of room for free-standing furniture, and a well-appointed shower room. The property further benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round.

Situated in the popular village of Methven, the property enjoys a peaceful setting while remaining within easy reach of local amenities, transport links and nearby Perth City Centre. Offering well-proportioned accommodation in a desirable location, this fantastic ground floor flat presents an excellent opportunity for a wide range of buyers and early viewing is highly recommended.

Lounge

15'8" x 14'10" (4.80 x 4.53)

Kitchen

12'7" x 6'9" (3.85 x 2.07)

Shower Room

7'6" x 4'7" (2.31 x 1.40)

Bedroom

8'5" x 12'7" (2.57 x 3.84)

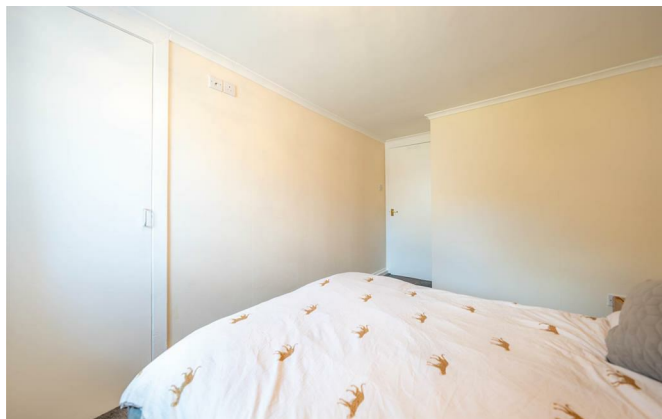
Hallway

21'5" x 3'2" (6.53 x 0.97)





- Well Presented Ground Floor Flat
- Gas Central Heating
- Ideal For First Time Buyers Or Investors
- One Generous Bedroom
- Double Glazing
- Sought After Village Location
- Bright & Spacious Lounge



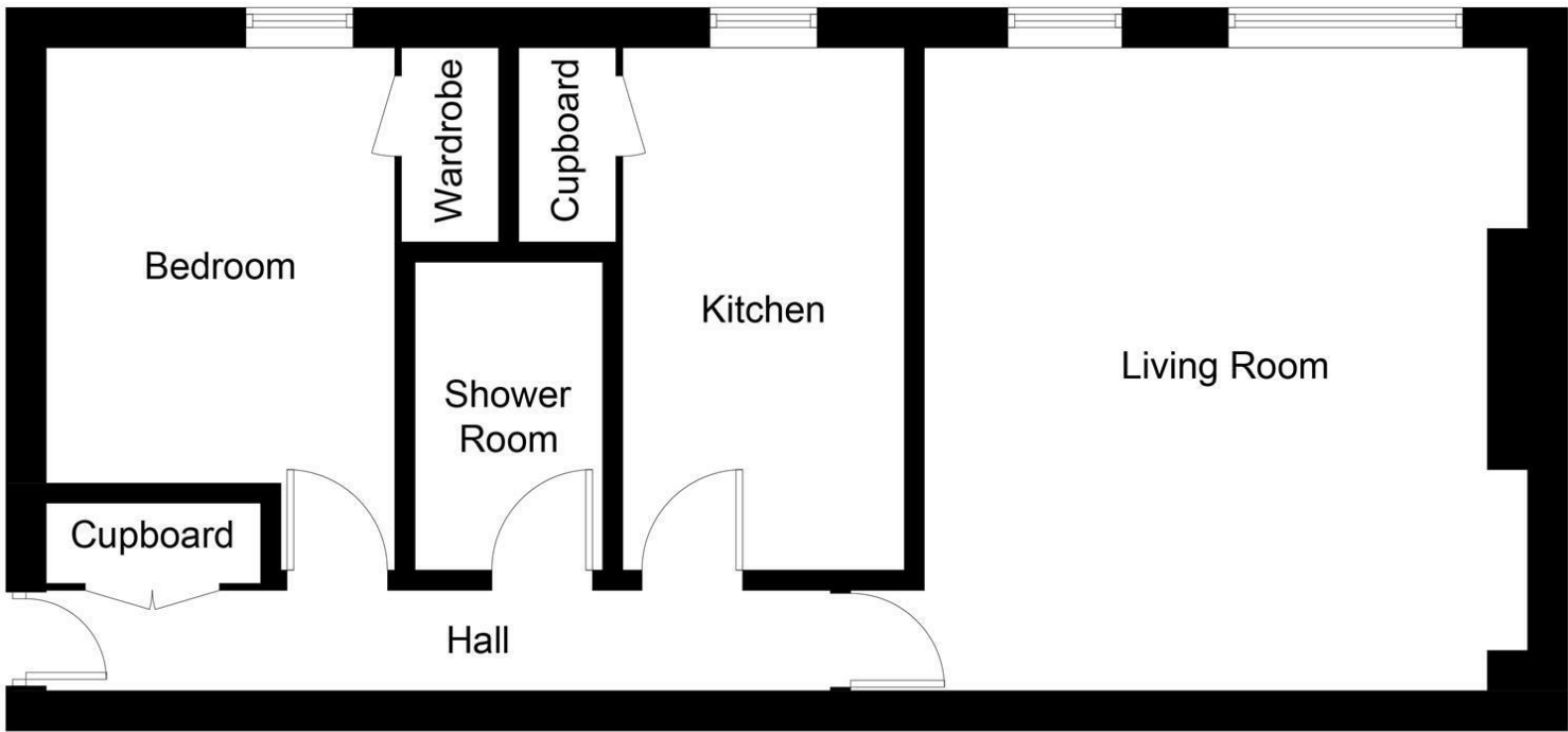


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1321041)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC